

151.0

0002

0023.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

822,500 / 822,500

USE VALUE:

822,500 / 822,500

ASSESSED:

822,500 / 822,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUDO DANIEL/JACQUELINE
Owner 2:	
Owner 3:	

Street 1: 104 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	BOIKE SAMUEL/TRUSTEE -
Owner 2:	OAKLAND REALTY TRUST -

Street 1: 104 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 12,665 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Clapboard Exterior and 1801 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12665		Sq. Ft.	Site		0	70.	0.63	8									559,963						560,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12665.000	259,900	2,600	560,000	822,500		100090
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT		Parcel ID		151.0-0002-0023.A		!11848!				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	2600	12,665.	560,000	822,500	822,500	Year End Roll	12/18/2019
2019	101	FV	247,900	2700	12,665.	560,000	810,600	810,600	Year End Roll	1/3/2019
2018	101	FV	243,200	0	12,665.	496,000	739,200	739,200	Year End Roll	12/20/2017
2017	101	FV	243,200	0	12,665.	416,000	659,200	659,200	Year End Roll	1/3/2017
2016	101	FV	243,200	0	12,665.	416,000	659,200	659,200	Year End	1/4/2016
2015	101	FV	201,500	0	12,665.	360,000	561,500	561,500	Year End Roll	12/11/2014
2014	101	FV	201,500	0	12,665.	348,000	549,500	549,500	Year End Roll	12/16/2013
2013	101	FV	201,500	0	12,665.	331,200	532,700	532,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOIKE SAMUEL/TR	34362-309		12/19/2001	Family	320,000	No	No		
BOIKE JOSEPH J	32639-304		4/6/2001	Family		1	No	No	
	8607-165		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/3/2003	90	Addition	30,000			G6	GR FY06	demo porch, build	5/31/2018	MEAS&NOTICE	BS	Barbara S
12/3/1995	684	Manual	2,500					REROOF	12/22/2008	Meas/Inspect	336	PATRIOT
									7/26/2005	Info Fm DEED	BR	B Rossignol
									12/21/1999	Inspected	276	PATRIOT
									12/7/1999	Mailer Sent		
									11/22/1999	Measured	263	PATRIOT
									7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 21 - Split Level	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	OF=SINK IN BMT.				34	17	17	17								
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 8 - Brick Veneer	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Fair	WDK									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	FrpI: 1	Rating: Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1											
GENERAL INFORMATION				OTHER FEATURES				Level	FY LR DR D K FR RR BR FB HB L O	Other		18	18	16	HST	FFL	BMT						
Grade: C - Average	Year Blt: 1955	Eff Yr Blt:	Alt LUC:	A	Rating:	Upper		Lvl 2		Lvl 1		18	18	18									
Jurisdct: G6	Fact: .	Const Mod:	Lump Sum Adj:	F	Rating:	Lower		Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1	17	17	17								
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3							
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 26.4 %	Economic:	Additions: 2003		Special:	%	Kitchen:					Baths:										
Bsmnt Flr: 12 - Concrete	Subfloor:	Total: 26.4 %	Override:	Plumbing:			%	Electric:					Heating:										
Bsmnt Gar: 1	Electric: 3 - Typical			General:			%	General:					Totals	1	6	3							
CALC SUMMARY				COMPARABLE SALES				PARCEL ID				SUB AREA				SUB AREA DETAIL							
Basic \$ / SQ: 95.00	Size Adj.: 1.31836414	Const Adj.: 1.00139987	Adj \$ / SQ: 125.420	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Other Features: 86550	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val			FFL	First Floor	1,206	125.420	151,256	LLV	100	FLA	50	A					
LUC Factor: 1.00	Adj Total: 353093	Depreciation: 93216	Depreciated Total: 259976	Juris. Factor: 1.00	Before Depr: 125.42	Special Features: 0	Val/Su Net: 70.97	WDK	Deck	902	7.120	6,421											
Central Vac: NO	% Sprinkled:			Final Total: 259900	Val/Su SzAd: 165.44			BMT	Basement	730	37.630	27,467											
% Com Wall:	% AC:							LLV	Lower Level	459	77.600	35,620											
Mobile Home	Make:	Model:	Serial #:	Year:	Color:			HST	Half Story	365	125.420	45,778											
SPEC FEATURES/YARD ITEMS								Net Sketched Area: 3,662	Total: 266,542														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
11	Pool-Vinyl	D	Y	190	A	AV	1990		37.11	T	23.2	101			2,600		2,600						
More: N	Total Yard Items:	2,600	Total Special Features:		Total:	2,600																	
																IMAGE	AssessPro Patriot Properties, Inc						
																							